

**CROSSROADS REDEVELOPMENT PROJECT AREA
PROJECT AREA COMMITTEE (PAC)
- REGULAR MEETING -
FINAL - MINUTES OF THURSDAY, OCTOBER 28, 2010**

The members of the Crossroads Project Area Committee (PAC) held their regular meeting at the College Avenue Baptist Church, Visitor Center Building, 4747 College Avenue, San Diego, California, from 6:30 p.m. to 8:00 p.m.

Members Present at Roll Call: Herlindo Salinas, Charles Maze, David Nelson, Bryant Jackson, Jeannette Maxwell, and John Mireles [6].

Members Arriving after Roll Call: Cynthia Lewis (6:32 – quorum achieved), Daniele Laman (6:35), Mario Ingrassi (6:45), Rebecca Lopez (7:00 – appointed), and Anna Orzel-Arnita (7:30) [5].

Members Not Present: Jose Lopez, Kasra Movahedi, and Jennifer Finnegan [3]

Staff in Attendance: Tracy Reed and Ulysses Panganiban (RDA), and Chris Pearson (CD7).

Public in Attendance: Nine (9) signed attendance sheet.

Documents Distributed: 1) Crossroads Project Area Code Enforcement Report for September 2010; 2) Draft Crossroads PAC Meeting Minutes for September 23, 2010; 3) Summary of Workshop: Redevelopment and Partnerships; 4) Affordable Housing 101 PowerPoint Presentation; 5) Northgate González Markets Community Meeting Flyer; 6) Village Green Apartments Summary; and 7) Proposed 2011 Crossroads Redevelopment PAC Meeting Schedule.

CALL TO ORDER: Called to order at approximately 6:30 p.m. by Charles Maze, Chair.

1. ROLL CALL: A quorum was established at 6:32 p.m. when 7 of the 13 PAC members were present. At the time of roll call, two (2) positions were vacant: Residential Owner-Occupant in the City Heights/College Area, and Business/Property Owner in the Southern Area.

2. APPROVAL OF AGENDA: For October 28, 2010

MOTION – **Daniele/Cynthia:** Approve agenda as proposed; passes (7-0-1c)

3. APPROVAL OF MINUTES: For September 23, 2010

MOTION – **Daniele/David:** Approve minutes as presented; passes (6-0-2c)

4. COMMENTS ON NON-AGENDA ITEMS: (synopsis of comments)

Committee:

Charles: There will be an SDSU Plaza Linda Verde EIR open house meeting on November 3, 2010, in the Alumni Center. SDSU's Good Neighbor Program has a new brochure. The Boulevard Boo! Parade & Carnival was held on October 23, 2010.

David: The Fox Canyon portion of the Crossroads Redevelopment Project Area falls within the boundaries of the City Heights Home in the Heights Homebuyer Assistance Program.

Public (audience): None

5. REPORTS: Elected Officials, Chair, Subcommittee(s) & Agency/City Staff (synopsis of comments)
Council District 7 Representative –

Chris Pearson: Council Member Emerald urges voters to vote “yes” on Proposition D to protect City services from cuts. The website of the City's Office of the Independent Budget Analyst has material available on the City's financial history (search for Report No. 10-84).

PAC Chair –

Charles: Lynn Ewing has resigned from the PAC effective October 12, 2010. Her seat, Business/Property Owner in the Southern Area, is now open to appointments.

Agency –

Tracy: **Chollas Triangle:** City Planning staff is working to bring the consultant agreement before Council for approval to prepare the community plan amendment. The Kmart building has been sold to an investment firm from Los Angeles. Northgate González Markets will become a tenant within a portion of the Kmart building and will hold a community meeting to discuss the plans for the store on November 11, 2010, at 6 p.m. at San Diego International Teen Challenge. **Code Enforcement Report:** Since the last PAC meeting, seven (7) additional properties with potential code enforcement issues have been identified. **Agency Programs:** Staff has been researching the possibility of establishing business property and multifamily housing rehabilitation assistance programs to supplement the existing HELP and SIP programs. **Park Grove Apartments:** Discussions with Wakeland Housing to rehabilitate the apartments have terminated. Another affordable housing developer has approached the Agency regarding purchasing the property and redeveloping the site rather than rehabilitating it. Due to ongoing problems with this area, staff will have a consultant evaluate the possibility of redeveloping the entire block as part of a long-term project. **Crossroads/College Grove Merger:** Agency staff will introduce the consultant team in December 2010 and will hold a scoping meeting for the Subsequent EIR to be prepared.

6. OLD BUSINESS: (synopsis of discussions)

a. Report/Discussion: Workshop: Redevelopment and Partnerships

Charles recapped the results of the workshop in which community members were asked to identify community priorities for the Crossroads Redevelopment Project Area. Charles presented tables that listed, categorized, and ranked the priorities. He then requested the various group leaders present to take the tables and share them with their members. They should discuss the tables, add/delete priorities, and report back to the PAC.

b. Action: Appointment to Residential Owner-Occupant (City Heights/College Area) Seat

Ulysses presented Rebecca Lopez to the PAC for appointment to the Residential Owner-Occupant seat in the City Heights/College Area per the official Crossroads Redevelopment Project Area Formation Procedures. Rebecca introduced herself and expressed why she should be appointed. After being appointed, Rebecca immediately assumed her seat on the PAC.

MOTION – John/Daniele: Appoint Rebecca Lopez to the Residential Owner-Occupant (City Heights/College Area) seat; passes (8-0-1c); Rebecca immediately assumes her seat

c. Update/Discussion: South College Avenue Streetscape Improvements

Tracy explained that due to different standards, criteria, and schedules, City engineers have recommended that the streetlight improvements should be their own project, separate from the sidewalk improvements. City engineers have recommended that the sidewalk improvements include widening the sidewalk under State Route 94. Therefore, sidewalk improvements south of College Grove Drive may become a standalone project due to their scope and the processing time it would take. In addition, the Agency has received requests from the community asking that improvements to existing bus stops be also considered. A study will be conducted to determine the best way to proceed.

David: Caltrans could pay for widening the sidewalk under State Route 94 to comply with ADA issues. What about the sidewalks in the Chollas Creek neighborhood around Marshall Elementary?

Tracy: Those sidewalks are under study.

Jan Hintzman: How much will the College Avenue study cost?

Tracy: Approximately \$2 million.

7. NEW BUSINESS: (synopsis of discussion)

a. Presentation/Discussion: Affordable Housing 101 (Redevelopment/CRA)

Ulysses presented a PowerPoint on basic affordable housing issues and its relationship with California Redevelopment Law. The presentation covered topics, such as: the definition of affordability, area median income, and income levels; the current housing situation in San Diego and its relationship with current average incomes/wages; where housing funds are derived from; affordable housing types and programs; tax increment financing; and housing production in Crossroads. A Q&A session then followed.

b. Discussion: Annual Authorization of PAC Election/Proposed Revisions

Tracy explained how Agency staff will be requesting Council to authorize all PAC elections for the year at once and to consolidate the PAC elections into either the fall or spring. Should Council agree with staff, the Crossroads election would be in May, and the Annual Meeting would be in June. The Crossroads Bylaws would be amended accordingly. Asking Council to authorize all PAC elections at once would save on staff time and processing costs.

c. Discussion/Action: 2011 Crossroads Redevelopment PAC Meeting Schedule

Tracy presented the proposed 2011 Crossroads Redevelopment PAC meeting schedule. Meetings would generally be on the fourth Thursday of each month. The schedule may change slightly, with the moving of the annual election to May and the annual meeting to June, to eliminate the “lame duck” month currently experienced with annual elections being in June and the annual meeting in August. The schedule change would occur if Council agrees to authorize all the PAC elections at once sometime in January/February 2011.

MOTION – **Daniele/Rebecca:** Approve 2011 schedule as proposed by staff; passes (10-0-1c)

8. NEXT MEETING DATES & TENTATIVE AGENDA ITEMS:

a. November 11, 2010:

- 1) No meeting due to Veterans Day and Thanksgiving Day holidays

b. December 9, 2010:

- 1) Crossroads Redevelopment Project Implementation Plan Mid-Term Report
- 2) Crossroads/College Grove Merger Consultant Team Introduction
- 3) Crossroads/College Grove Merger Subsequent EIR Scoping Meeting

9. ADJOURNMENT: at 8:00 p.m. (Cynthia/Anna, 10-0-1c, passes).